

**Town of Vernon
Design Review Commission (DRC)
Regular Meeting
Monday, December 7, 2009, 7:00 P.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT**

**RECEIVED
VERNON TOWN CLERK
10 FEB 25 PM 6:24**

- **Meeting was called to Order at 7:16 P.M.**

1. Call to Order & roll call

- **Members Present:** Roland Klee, Jennifer Holt, Daniel Robertson, Howard Steinberg and Gale Scott.
- **Staff Present:** Marina Rodriguez, Asst. Town Planner/EDC
- **Recording Secretary:** James Krupinski

2. Approval of Minutes of November 2, 2009 meeting.

- **Gale Scott, seconded by Jennifer Holt moved a Motion to Approve the Minutes of November 2, 2009. Motion carried unanimously.**

3. Amendments to Agenda

- **Commission agreed to suspend Initiatives until the next regular meeting.**
- **Jennifer Holt, seconded by Daniel Robertson moved a Motion to Adopt the Agenda. Motion carried unanimously.**

4. Referral from PZC for Review:

Application [PZ-2009-21] of Ray Seraphin for a Special Permit/ Site Plan of Development for a Building Addition for Vehicle Repair and Maintenance at #100 Windsor Avenue. (Assessor's ID: Map #7, Block #30, Lot/Parcel #74A)

- **Mark Peterson, Gardner & Peterson Associates, Tolland, CT representing the applicant**
 - **Proposing to add three (3) additional storage bays and door on the West side of the building**
 - **Proposing 36' x 48'**
 - **Going with current blue finish with white roof (photo of existing conditions was shown);**
 - **Addition to be set 18" lower than the existing building;**
- **Marina Rodriguez, Asst. Town Planner/EDC questioned the visibility of the proposed addition from the roadway;**
- **Mark Peterson indicated the addition would not be visible from the roadway.**
- **Jennifer Holt questioned the actual size of the proposed addition due to conflicts with the dimensions on the proposed plans.**
- **Mark Peterson indicated that Architectural Designs should utilized with dimension of 36'x 46'.**
- **Howard Steinberg questioned if additional parking is proposed for the addition.**
- **Mark Peterson indicated that no additional pavement would be installed for the addition.**

- Daniel Robertson questioned if additional signage is proposed for the site.
- Mark Peterson indicated that no additional signage would be added.
- Jennifer Holt questioned if additional landscaping would be added to screen from neighbors.
- Mark Peterson indicated that no additional landscaping is proposed for the addition.
- Public Comment:
- None
- Howard Steinberg, seconded by Daniel Robertson recommended Approval of the Application as presented. Motion carried unanimously.

5. Referral from PZC for Review:

Application [PZ-2009-23] of Gary Patel for a Special Permit/Site Plan of Development to construct a hotel (Springhill Suites Hotel) at #53 Hartford Turnpike (Assessor's ID: Map #01, Block #153, Lot/Parcel #53)

- Deborah Hughes, representing the applicant:
 - Proposing to demolish the existing building on site (Colony Banquet Facility);
 - Proposing to relocate new structure adjacent to Interstate 84;
 - 120 room, four (4) floor hotel;
 - West elevation of the proposed structure would face the highway;
 - Aluminum prefabricated windows with trim proposed for the structure;
 - Rectangular arch proposed for the entrance side of the proposed structure;
- Jennifer Holt questioned proposed lighting for the proposed site.
- Deborah Hughes indicated the parking area lighting would be pole mounted with three (3) additional spotlights for the flagpole on site.
- Roland Klee questioned the materials proposed for the facade
- Jennifer Holt, seconded by Gale Scott moved a Motion to continue the Application to the January 4, 2010 meeting. Motion carried unanimously.
- Applicant was directed to supply tangible materials proposed for the structure.

6. Referral from PZC for Review:

Application [PZ-2009-26] of Ticket Network LLC for a Special Permit/Site Plan of Development for a Commercial Recreation Facility at # 60 South Frontage Road (Assessor's ID Map #29, Block #134, Lot/Parcel #00001)

- Attorney Dorian Famiglietti, Kahan, Kerensky & Capossela;
- Eric Peterson, Gardner & Peterson Associates;
- John Alexopolous, Landscape Architect;
- George Logan, Ecological Consultant, REMA Ecological Services;
- Attorney Famiglietti reviewed site conditions:
 - Special Permit and Site plan approval for an Outdoor Concert Venue;
 - Parcel entry area to be paved only;
 - One on-site parking area proposed with gravel parking area;
 - One (1) small storage shed for utilities (14'x20', only permanent structure);
 - Permanent lighting to be installed in the parking area;
 - Permanent fences to be installed to enclose the Concert venue area and Vendor/Facilities area;

- Vendor services will be temporary for the site;
- **George Logan, Ecological Consultant:**
 - Additional walking path to run along the wetland edge of the design plans;
 - Has reviewed the area and designed plan for removal of invasive species & improvements to the habitat areas;
- **John Alexopolous, Landscape Architect:**
 - Limited vegetation in the area;
 - Proposing to keep native species in the Landscape Plan;
 - Additional planting to be added to the Northern property boundary;
 - Mature on-site vegetation will be relocated on the property.
- **Eric Peterson, Gardner & Peterson Associates:**
 - Apex Lighting designed the proposed lighting plan;
 - Proposed Stage area to be located 45' below the South Frontage Roadway elevation
 - Lighting to be installed for safety – parking area would range from 100-250 watts (metal halide);
 - Flood lights would be located in the Vendor area;
- Howard Steinberg questioned ingress and egress from the site.
- Roland Klee indicated that site ingress/egress was outside the Design Review Commission review.
- Roland Klee questioned the proposed stage design. Applicant indicated that it was portable for the concert season only. Stage height is adjustable up to 45'.
- Eric Peterson reviewed the shed lighting levels proposed for the site based upon the submitted lighting plan.
- Jennifer Holt questioned the need for the proposed vinyl fencing around the parking perimeter. Applicant indicated that the Inland Wetlands Commission (IWC) requested it be installed to prevent trash in the wetland area.
- Marina Rodriguez, Asst. Town Planner/EDC questioned if fencing detail was shown in the plans. Applicant indicated it was shown as Aluminum Decorative fencing in the plan, 4' to 6' in height. A 8' wood fence would be installed adjacent to the abutting Bolton Road Property.
- Eric Peterson reviewed proposed lighting design.
- Jennifer Holt questioned the ability to move the 4' fencing outlining the parking area. Attorney Famiglietti indicated that the vinyl fence needs to be placed between the proposed swale abutting the parking area.
- Jennifer Holt questioned the placement of the dumpster on site.
- Attorney Famiglietti indicated that trash bins would be located within the parking islands and area proposed to be emptied into a dumpster at the 135 Bolton Road property.
- Gale Scott questioned the ability to mark the parking area and handicap parking access.
- Eric Peterson indicated that the attendants would direct to appropriate parking areas and regular parking area would be line with lime to delineate parking spaces.
- Attorney Famiglietti indicated that the parking was designed based upon ADA Standards and reviewed gate access to the site and seating area.
- Jennifer Holt questioned proposed signage for the site.

- **Attorney Famiglietti indicated that no signage is proposed for the site at this time. If approved by the State, a traffic light would be located at the South Frontage entrance.**
- **Daniel Robertson, seconded by Jennifer Holt recommended acceptance of the application with stipulations;**
 - **Review proposed Booth at entryway ;**
 - **Follow-up with trash can review;**
 - **Proposed signage for the site to come back to the Design Review Commission for review;**
 - **Have a gate installed on the property or installed at the roadway with State approval;**
 - **Any Design changes to the Site plan be sent back to the Design Review Commission for follow-up review prior to final approval.**
- **Motion carried unanimously.**

7. Administrative/Action

A. Correspondence

- **None**

B. Other

- **Commission discussed the Meeting Schedule for the upcoming 2010 Calendar Year.**
- **Jennifer Holt, seconded by Howard Steinberg moved a Motion to Adopt the Meeting Schedule for 2010 as:**
 - **The 1st Monday of the month excluding Holidays at 7:00 P.M. in the Town Hall Council Chambers, 14 Park Place.**
- **Motion carried unanimously.**
- **Staff indicated that terms for current expiring members would be reviewed.**

8. Initiatives

A. Dark Sky

- **Move to the next Regular Meeting in 2010**

B. Sidewalk Policy

- **Move to the next Regular Meeting in 2010**

9. Other Business

- **None**

10. Adjournment

- **Gale Scott, seconded by Howard Steinberg moved a Motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 9:33 P.M.**

James Krupinski
Recording Secretary